

TOWN OF NORTH HEMPSTEAD

BOARD OF ZONING APPEALS

NEW CASES

NOVEMBER 28, 2012

APPEAL #19411 - Allan Bressler, variances 70-50.B, 70-50.C, and 70-100.2.H to construct an addition within required front yards and maintain an A/C unit within a front yard; N/W/cor. 2 Westminster Rd. and Bates Rd., Great Neck, Sec. 2, Blk. 67, Lot 1, R-C District.

APPEAL #19412 - Leslie Aarons (Owner)/Donald Alberto (Applicant), variance 70-40.C to maintain a deck within a front yard; W/side 78 Avenue C, 8.507' S/of Pepperday Ave., Port Washington, Sec. 4, Blk. 25, Lot 247, R-B District.

APPEAL #19413 - Gennaro Mele (Owner)/John Cunnife (Applicant), variances 70-192.B, 70-208.F and 70-208.G to maintain additions to a non-conforming dwelling within a required rear yard setback; N/side 11 Beechwood Ave., 420.5' E/of S. Bayles Ave., Port Washington, Sec. 5, Blk. 94, Lot 694, I-B District.

APPEAL #19414 - 14 Park PW Corp., variances 70-50.A and 70-208.F to maintain an enclosed front porch of a non-conforming dwelling within a required front yard setback; S/side 14 Park Ave., 140' W/of Orchard St., Port Washington, Sec. 6, Blk. 3, Lot 450, R-C District.

APPEAL #19415 - Anthony Marciano, variances 70-42.6, 70-100.1.A, 70-100.2.A(2), 70-100.2.H, 70-102.C to maintain fencing beyond the front building line exceeding the permitted height, to maintain two A/C units within a required front yard setback, and install a pool and accessory structures within a front yard with less than the required side yard setbacks and exceeding the permitted front yard coverage; W/side 193 Nassau Dr., 230' W/of Serpentine Ave., Albertson, Sec. 7, Blk. 269, Lot 35, R-B District.

APPEAL #19416 - Yi Liang Liu (Owner)/Ricardo Cervini (Applicant), variance 70-41.A to construct a single story rear addition within the required side yard setback; S/side 18 Yale St., 190' W/of Manor Ave., Roslyn Heights, Sec. 7, Blk. 318, Lot 6, R-B District.

APPEAL #19417 - Vasiliki Katsoulis, variance 70-100.1.B to maintain a detached garage less than the required distance from the side and rear lot lines; E/side 54 Lakeville Dr., 296.67' N/of Bryant Avenue, New Hyde Park, Sec. 8, Blk. 335, Lot 7, R-C District.

APPEAL #19418 - Roya Hassad (Owner)/Ira J. BenLevi, A.I.A. (Applicant), variances 70-30.A, 70-100.2.A(4), 70-100.2.H, and 70-202.1.E to maintain lighted brick piers and an A/C unit within the required front yard setback, fencing exceeding the permitted height, and a retaining wall exceeding the permitted height; N/W/cor. 85 Lords Way and Shelter Rock Rd., New Hyde Park, Sec. 8, Blk. 271, Lot 1, R-A District.

APPEAL #19419 - Daniel Connor, variance 70-50.A to maintain a covered porch within the required front yard; E/side 546 Sperry Blvd., 35' N/of Bryant Ave., New Hyde Park, Sec. 8, Blk. 347, Lot 44, R-C District.

APPEAL #19420 - Giavanna Vaccaro, variances 70-100.1.A, 70-100.2.A(2), 70-100.2.A(4)(b), and 70-101.B to maintain a portico within the front yard, fencing exceeding the permitted height and beyond the building line, a low masonry wall beyond the front building line and a trellis and brick arch within the required side yard; N/side 9 Briar Pl., 141.26' W/of Midtown Rd., Carle Place, Sec. 9, Blk. 596, Lot 14, R-B District.

APPEAL #19421 - Northern 90 Realty, L.L.C. (Owner)/ recovery Racing VIII L.L.C. (Applicant), variances 70-103.A, 70-103.F, 70-134, 70-203.G, 70-203.Q to construct a two story retail building in a required rear yard setback with insufficient on-site parking, loading zones, landscaped buffer, and frontage on a residential street; S/E cor. 90 Northern Blvd. and Buttonwood Rd., Great Neck, Sec. 2, Blk. 68, Lot 1, B-A/R-C District.

APPEAL #19422 - Brent Associates, Inc. (Owner)/Dollar Tree (Applicant), variance 70-196.J(1)(b) to install a wall sign exceeding the permitted height and area ; W/side 168A Glen Cove Road, 802.02' N/of Old Country Rd., Carle Place, Sec. 9, Blk. 670, Lot 59, I-B District.

ADJOURNED CASES

APPEAL #19046 – Jaime Guzman, variance 70-100.2.A to maintain fencing forward of the building line and exceeding the permitted height; N/W/cor. #273 Monitor St. & Roman Ave., Westbury, Sec. 11, Blk. 95, Lot 26, R-C District/New Cassel Urban Renewal Overlay District.

APPEAL #19349 - Bluestone Realty NY, Inc. (Owner)/North Shore Farms (Applicant), appeal for determination, or in the alternative, variances 70-44 and 70-208.F to expand a grocery store adjoining, not a permitted use; N/E/cor. 90 Horace Harding Blvd. and Upland Rd., Great Neck, Sec. 2, Blk. 264, Lot 227, R-B District.

APPEAL #19354 - Grand Boulevard Realty, LLC, variance 70-125 to maintain a conversion from mixed-use to an all-residential building within a business district; N/W/cor. 218 Grand Blvd. and Monitor St., Westbury, Sec. 11, Blk. 39-1, Lots 51 & 53, B-A/New Cassel Urban Renewal Overlay Districts.

APPEAL #19379 - Alex Couture, variance 70-100.2.A(2) to install fencing beyond the front building line; N/W/cor. 9 Old Hills Ln. and Ridge Dr., Port Washington, Sec. 6, Blk. 80, Lot 7, R-C District.